

# Right of Way Scheduling and Impacts

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# Presentation

- Planning
- Acquisition Process
- Relocation Process
- Scheduling Impacts
- Staffing Impacts
- Challenges

# Right of Way Project Objectives

- Reduce undue traffic incidents
- Maintain an efficient traffic flow
- Minimize Impact to Residential, private, and commercial displacements
- Minimize the effects on Landscape



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# Objectives cont'd

- Minimize the Utility Relocation
- Provide for proper drainage and water retention
- Make the transportation network safer
- Make the infrastructure last longer



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# Planning



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# Planning / Environmental Study

- Corridor Study
- Preliminary Environmental Study
- Preliminary Roadway Design
- Approval of Environmental Impact Statement
- Public Involvement Process



# Planning / Environmental Study

- Property Rights
- Preliminary R/W Cost Estimate
- R/W Conceptual Relocation Plan
- Preliminary Utility Coordination
- Funding Sources

# Planning for Right of Way

- Utility Coordination
- Plan Revisions
- Temporary vs Permanent Easement
- Utility Relocation on Easement
- Affects on R/W certification



# Planning for Right of Way

## Staffing

- Determine scope of expertise needed
- Determine the number of staff required



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# Right of Way Acquisition

- Identify the legal property owner
- Determine the size of the real estate required
- Assess damages
- Negotiate in good faith
- Allow property owner adequate time to negotiate

# Right of Way Relocation

- Provide Relocation Assistance
- Determine Relocation Benefit Eligibility
- Establish Move Cost
- Establish types of monetary benefits
- Process and disburse benefits timely

# Scheduling Impacts

## Analysis of Acquisition Parcels

- Additional R/W needs identified
- Utility Relocation identified
- Historical Properties

# Scheduling Impacts

## Appraisals

- Identify complex or difficult issues
- Identify tenant owned improvements
- Makes appropriate adjustments

# Scheduling Impacts

## Identification Of Utility Relocation

### Transmission Lines

Is the pole in place based on a revocable Permit

Private Easement or Existing Road R/W

If Private Easement have the rights been subordinated to the Transportation Agency.



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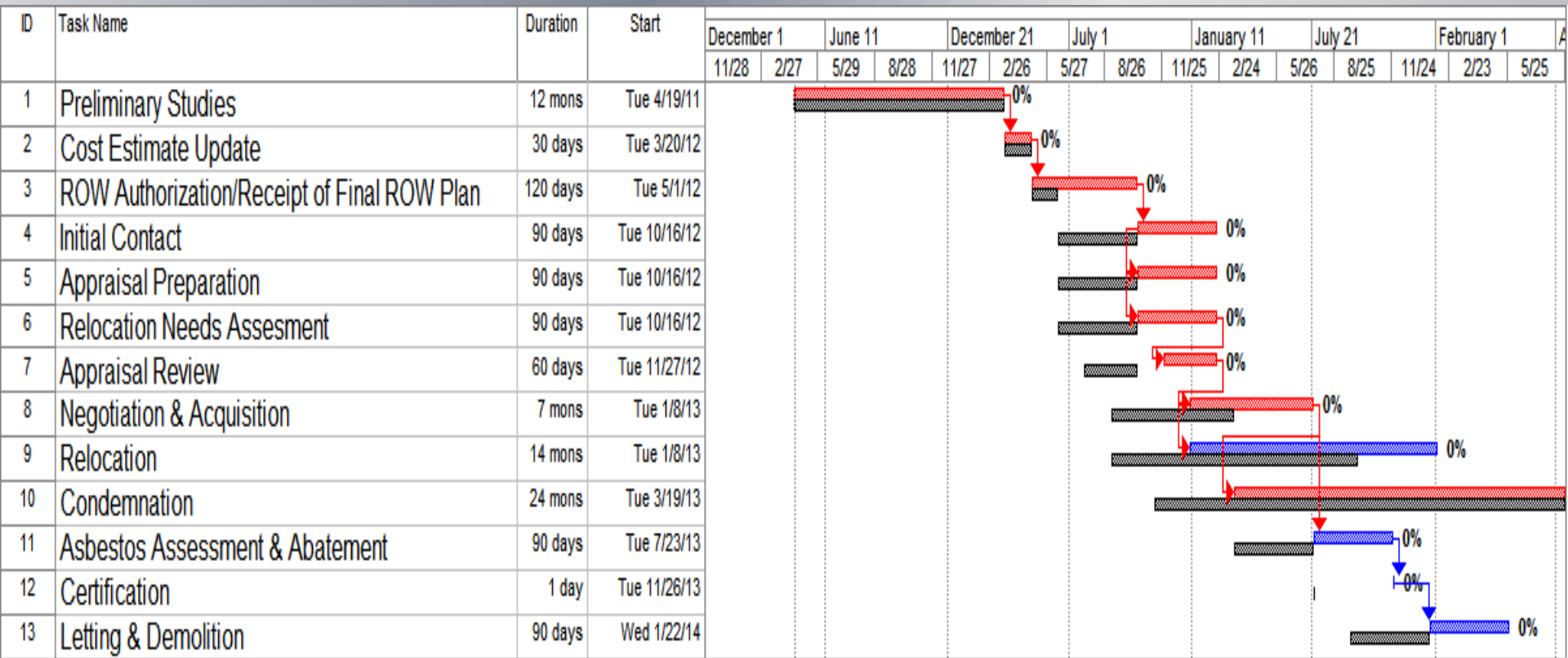


# Scheduling Impacts

- Transmission line
- Distribution line
- Cable
- Telephone
- Underground utilities may remain in place.



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Critical Path
Plan Deviation
Utilities Deviation
Total Deviation

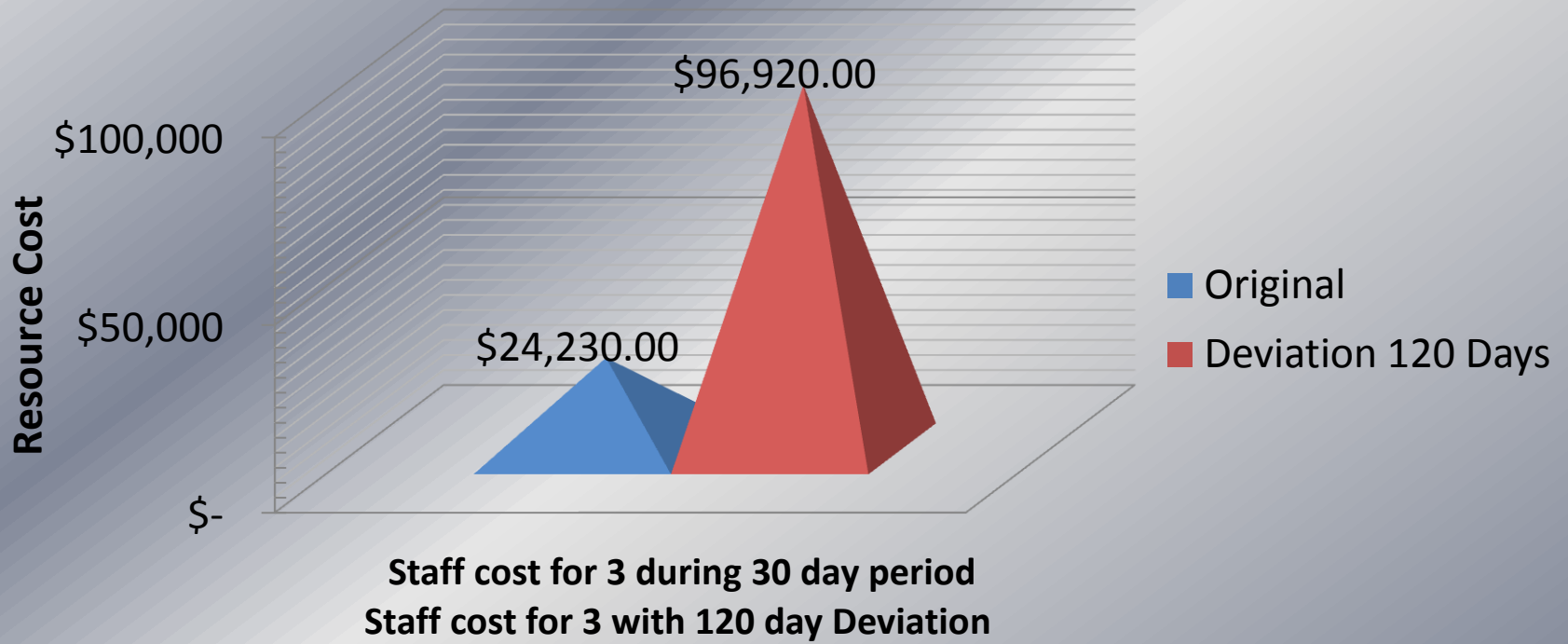


# Scheduling Impacts

## Appraisals

- Identify complex or difficult issues
- Identify tenant owned improvements
- Makes appropriate adjustments

# Staff Cost



# Challenge



Planning –  
Involvement  
Earlier

## Appraisal Process

Establish  
Realistic  
Construction  
Letting

Appraisal -  
Identify Issues  
Earlier

Condemnation  
Mitigate  
Damages &  
Certification

Acquisition &  
Relocation -  
Perform Analysis  
Earlier



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# Let's Be Pro-Active

- Earlier Identification of R/W Requirements
- Plans with Complete Detail